

51-45
4703DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

035853

THIS deed is made by Robert A. Marden, Personal Representative of the Estate of Doris A. Taylor, Deceased, Grantor, TO Eva Thurlow of 19 Merrill Street, Waterville, Maine, Grantee.

WHEREAS, the Last Will of Doris A. Taylor, deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantor was duly appointed Personal Representative of said estate and is now qualified and acting in said capacity; and

WHEREAS, the Grantee is determined to be the person entitled to distribution of the hereinafter described real property, and Grantor is authorized to distribute the same to Grantee.

NOW, THEREFORE, Grantor conveys, assigns, transfers and releases to Grantee the following described real property:

A certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, and being lot numbered 75 according to Revised Plan of Mayflower Realty Company, dated January 17, 1959, made by Sherman K. Smith, C.E., and recorded in Kennebec Registry of Deeds, Plan Book 22, Page 8, to which plan reference is hereby made for a more particular description.

Conveyance of the above described lot of land is made and taken by the Grantees with the restrictions and limitations herein enumerated as to each lot, for themselves, their heirs and assigns, for the benefit of Mayflower Realty Company, its successors or assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least twenty-five feet (25') from the lot boundary on Merrill Street and fifteen feet (15') from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family and shall cost not less than twelve thousand dollars (\$12,000) as of this day's value; and at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or other commercial purposes.

Being the same premises conveyed to Robert A. Taylor and Doris A. Taylor by Warranty Deed of Robert J. Carey dated April 20, 1966, and recorded in the

*no
reclamation*

Kennebec Registry of Deeds, Book 1415, Page 416. Robert A. Taylor predeceased Doris A. Taylor, the surviving joint tenant.

together with all tenants, hereditaments and appurtenances thereto belonging, but subject to easements and restrictions of record.

EXECUTED: December 14, 1992

Estate of Doris A. Taylor

By: 

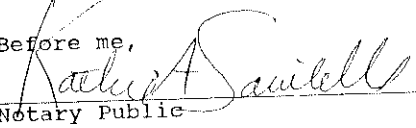
Robert A. Marden
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

Date: December 14, 1992

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared Robert A. Marden, as Personal Representative of the Estate of Doris A. Taylor, deceased, to me known to be the identical person who executed the foregoing deed of distribution and acknowledged the same to be his free act and deed.

Before me,


Notary Public

SEAL

Kathie A. Sawtelle
Notary Public
My Commission Expires 8-21-94

RECEIVED KENNEBEC SS.

1992 DEC 29 AM 9:00

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ATTEST: 
REGISTER OF DEEDS